

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
DECEMBER 5, 2024

A meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 West Monroe Street, Peoria, AZ in open and public session at 6:01 p.m.

Members Present: Chair Tony Feiter, Vice-Chair Joysaphine Waitman-Powell, Secretary Jeff Nelson, Commissioner Nate Cottrell, and Commissioner Layla Villasenor

Members Absent: Commissioner Thomas Konkowski and Commissioner Doug Myers

Others Present: Chris Jacques – Planning Director, Lorie Dever – Deputy Director, Cody Gleason – Planning Manager, Sarah Dircks – Senior Planner, Mike Dynes – Assistant City Attorney, and Della Ernest – Management Specialist.

Audience: none

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

1C Disposition of Absence

Discussion and possible action to approve/excuse the absences of Vice-Chair Joysaphine Waitman-Powell and Commissioner Doug Myers from the November 14, 2024 meeting.

2C Minutes

Discussion and possible action to approve the minutes of the November 14, 2024 meeting.

COMMISSION ACTION:

Commissioner Villasenor moved to approve the consent agenda with a corrected scrivener's error. The motion was seconded by Vice-Chair Waitman-Powell and upon vote, passed unanimously 5-0.

REGULAR AGENDA

3R **Code Amendment: Downtown (TA24-04)**

Discussion and possible action on a city-initiated Code Amendment amending Sections 21-200, 21-600 and 21-700 of the Zoning Ordinance regarding regulations and sign standards within Downtown Peoria.

Ms. Lorie Dever, Deputy Director introduced the item and presentation followed by Ms. Sarah Dircks.

COMMISSION COMMENTS:

Chair Feiter asked staff if City will need to provide easements for shade structures over sidewalks.

Ms. Dever stated the city will utilize a license agreement to address proposed shade structures, or possible extensions of the façade, or railings associated with outdoor patios within the city's right-of-way.

Vice-Chair Waitman-Powell asked staff about the restrictions on flashing lights for signs.

Ms. Dever stated flashing or blinking lights were a concern for the Historic Preservation Commission, especially when the signs are potentially adjacent to residential uses. Flashing or blinking lights could also pose a safety consideration given the proximity of these signs adjacent to the roadways.

COMMISSION ACTION:

Commissioner Villasenor moved to approve item 3R TA24-01. The motion was seconded by Secretary Nelson and upon vote, passed unanimously 5-0.

4R **Development Activity Update**

Presentation and possible discussion regarding development activity over the course of 2024 as well as the Planning Department's 2024 Work Plan. This item was for discussion only, no action was taken.

Ms. Dever presented an overview of the development activity for 2024, along with projected development cases, code amendments and process improvements expected within the upcoming 2025 timeframe.

5R **2025 Commission Meeting Schedule**

Presentation and possible discussion regarding the Planning and Zoning Commission meeting dates for the upcoming 2025 year. Not action was taken on this item.

Ms. Dever presented the 2025 meeting schedule with cancelations for January 2nd, June 19th and July 3rd meetings, and a potential reduction to one meeting in November and/or December to account for the holidays.

Call to the Public (Non-Agenda Items): None

6R Reports from Staff

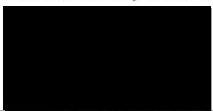
The December 19, 2024 and January 2, 2025 meetings are canceled. The next meeting is January 16, 2025.

Mr. Jacques thanked Commissioner Nelson for his 10 plus years of service with the Planning Commission, presenting him a service award.

Planning and Zoning Commission Updates and Report of Current Events:

Chair Feiter and Vice-Chair Waitman-Powell thanked Commissioner Nelson for his contributions and time on the Planning Commission.

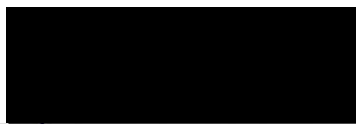
Adjournment: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:50pm.



Tony Feiter, Chair

1-16-2025

Date



Submitted by Della Ernest

1-16-2025

Date